

Exhibit D

Rachael Smiley

From: Tanja Ritter <TRitter@ritterdallas.com>
Sent: Friday, February 21, 2025 6:15 AM
To: Tanja Ritter
Subject: FW: [EXT] Steger Towne Crossing- Rockwall, Texas
Attachments: Occupant Signs.pdf; OEA Albertsons -.pdf

From: Tanja Ritter
Sent: Monday, March 8, 2021 2:02 PM
To: Susan Self <SSelf@ritterdallas.com>; Nanberg, Joshua <jnanberg@biglots.com>
Cc: 'Schander@buero-dr-ritter.de' <Schander@buero-dr-ritter.de>; dr.m.ritter@gmail.com
Subject: RE: [EXT] Steger Towne Crossing- Rockwall, Texas

Hello Joshua,

In addition to Susan's email I attached the OEA once again. You will find the decisive passage about the pylon sign under section 5.3 , Occupant Signs (page 29). It stipulates that we, as Developer, got the rights on the small panels of the pylon signs. I also attached this regulation separately for your information. You will find the pictures of the pylon signs under Exhibit E of the OEA.

If you got any questions please do not hesitate to contact us.

Thanks and best regards

Tanja

From: Susan Self <SSelf@ritterdallas.com>
Sent: Monday, March 8, 2021 12:40 PM
To: Nanberg, Joshua <jnanberg@biglots.com>
Cc: Tanja Ritter <TRitter@ritterdallas.com>; 'Schander@buero-dr-ritter.de' <Schander@buero-dr-ritter.de>
Subject: RE: [EXT] Steger Towne Crossing- Rockwall, Texas

Joshua –

The City of Rockwall sign ordinance information is attached.

Further information can be found at:

www.rockwall.com/buildinginspections/signs

Thanks and let me know if you have further questions.

Best regards,

Susan

S. Susan Self, CCIM
Vice President
Ritter Dallas
580 Decker Drive, Suite 203
Irving, Texas 75062
(972) 650-4200 – Phone
(972) 650-0300 – Fax
sself@ritterdallas.com

From: Nanberg, Joshua <jnanberg@biglots.com>
Sent: Thursday, March 4, 2021 8:00 AM
To: Susan Self <SSelf@ritterdallas.com>
Cc: Tanja Ritter <TRitter@ritterdallas.com>; 'Schander@buero-dr-ritter.de' <Schander@buero-dr-ritter.de>; Mike Cagle <mcagle@inroadsrealty.com>; Taylor LeMaster <TLeMaster@inroadsrealty.com>; Nanberg, Joshua <jnanberg@biglots.com>
Subject: RE: [EXT] Steger Towne Crossing- Rockwall, Texas

Thanks. I'm just not seeing the following items which are referenced as attached:

1. Articles of Formation for Landlord entity.
5. Legal Description
6. Insurance Bill
7. Shopping center plan
8. Sign Regulations

Thank you,

Joshua H. Nanberg
Director, Real Estate
Big Lots Stores, Inc.
Direct: (614) 278-6945
E-mail: jnanberg@biglots.com

From: Susan Self <SSelf@ritterdallas.com>
Sent: Wednesday, March 03, 2021 9:31 AM
To: Nanberg, Joshua <jnanberg@biglots.com>
Cc: Tanja Ritter <TRitter@ritterdallas.com>; 'Schander@buero-dr-ritter.de' <Schander@buero-dr-ritter.de>; Mike Cagle <mcagle@inroadsrealty.com>; Taylor LeMaster <TLeMaster@inroadsrealty.com>
Subject: [EXT] Steger Towne Crossing- Rockwall, Texas

Good morning Joshua –
The signed LOI for the former Stein Mart building in Rockwall is attached.
The lease information is included as well as the HVAC report and copy of invoice.
Let us know if you have any questions.
Thanks and best regards.
Susan

S. Susan Self, CCIM
Vice President
Ritter Dallas
580 Decker Drive, Suite 203
Irving, Texas 75062
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